

16 Hoghill Court

EAST CALDER, WEST LOTHIAN, EH53 0QA



*A SUBSTANTIAL DETACHED HOME OCCUPYING A GENEROUS PLOT,
OFFERING OUTSTANDING SCOPE FOR MODERNISATION AND THE
OPPORTUNITY TO CREATE A HIGH-VALUE FAMILY HOME*



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McEwan Fraser Legal is delighted to present 16 Hoghill Court to the market. The home is entered via a welcoming hallway, which immediately sets the tone for the scale and balance of the accommodation on offer, with access flowing naturally through the ground floor.

The main living room is a particularly impressive space, generously proportioned and filled with natural light from large windows overlooking the garden. It offers excellent flexibility for a variety of layouts, easily accommodating both everyday living and more social occasions, with a comfortable and inviting feel throughout.





To the rear, the kitchen and dining space enjoys a strong connection to the garden and provides a highly functional layout with ample worktop space, storage and room for dining. As it stands, it works well for day-to-day use, while also presenting a clear opportunity for those looking to introduce a more contemporary open-plan kitchen and family area in line with modern living.



THIS IMAGE HAS BEEN VIRTUALLY STAGED



Additional ground floor accommodation further enhances the flexibility of the home, with rooms that can be adapted to suit a range of needs, whether as a formal dining room, home office, snug, or guest bedroom. This adaptability is a real strength, allowing the home to evolve with changing lifestyles. A conveniently positioned cloakroom completes the ground floor.



Upstairs, the property continues to deliver with well-proportioned bedrooms, all benefiting from good natural light and built-in storage. The rooms offer comfortable accommodation with flexibility for family living, guests or working from home.

A particularly valuable addition is the substantial attic space positioned above the first-floor extension, providing excellent additional storage rarely found in homes of this type.

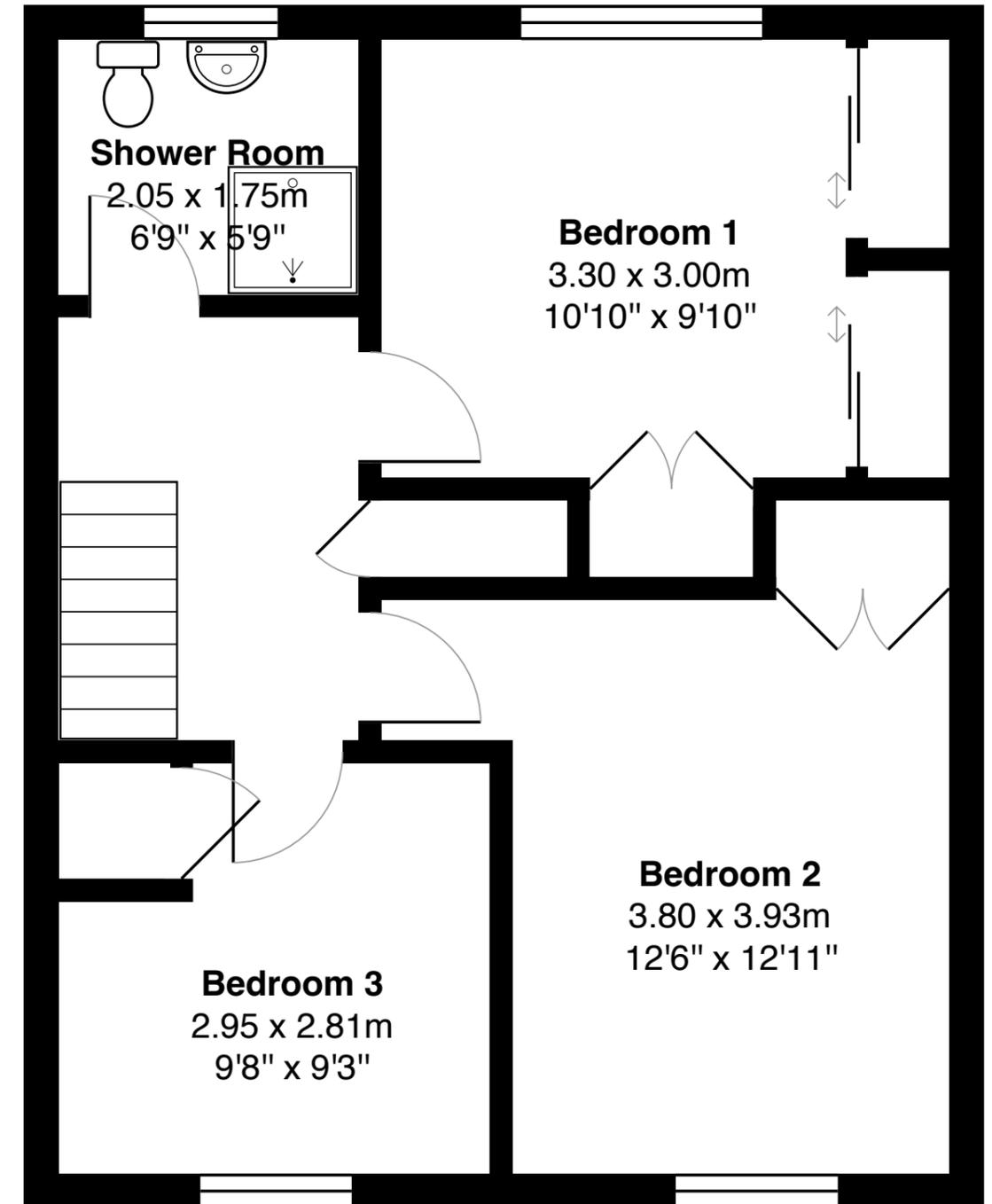
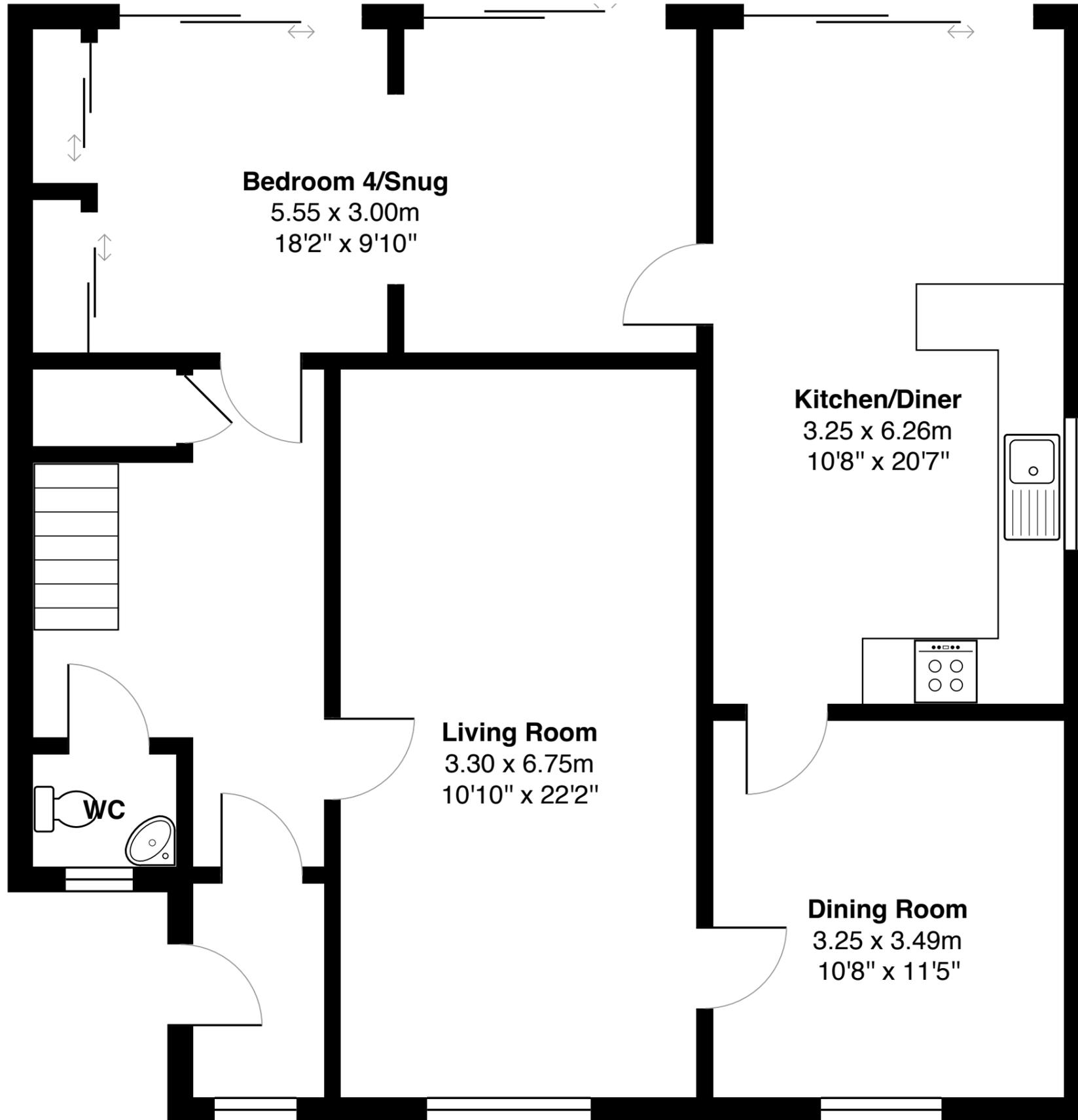
The existing bathroom and shower facilities are well laid out and fully functional, while also offering scope for future enhancement to suit individual preferences.



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15





Gross internal floor area (m²): 134m²
EPC Rating: C



Externally, the property stands out for its impressive plot. The gardens provide a strong sense of space and privacy, with clear separation from neighbouring homes and ample room for outdoor living, entertaining or further landscaping. It is a setting that is increasingly difficult to find and adds significant lifestyle appeal.

A key highlight of the home is the substantial 2.5 car garage, offering far more than standard parking. With space for multiple vehicles, workshop use or additional storage, this is a rare and highly practical feature that will appeal to a wide range of buyers.

Overall, this is a well-proportioned and versatile home in a sought-after setting, offering immediate comfort alongside clear scope to enhance over time. The combination of space, privacy and flexibility makes it a compelling option for buyers looking to secure a long-term home with future potential.

Viewing is highly recommended to fully appreciate the space, setting and opportunity on offer.

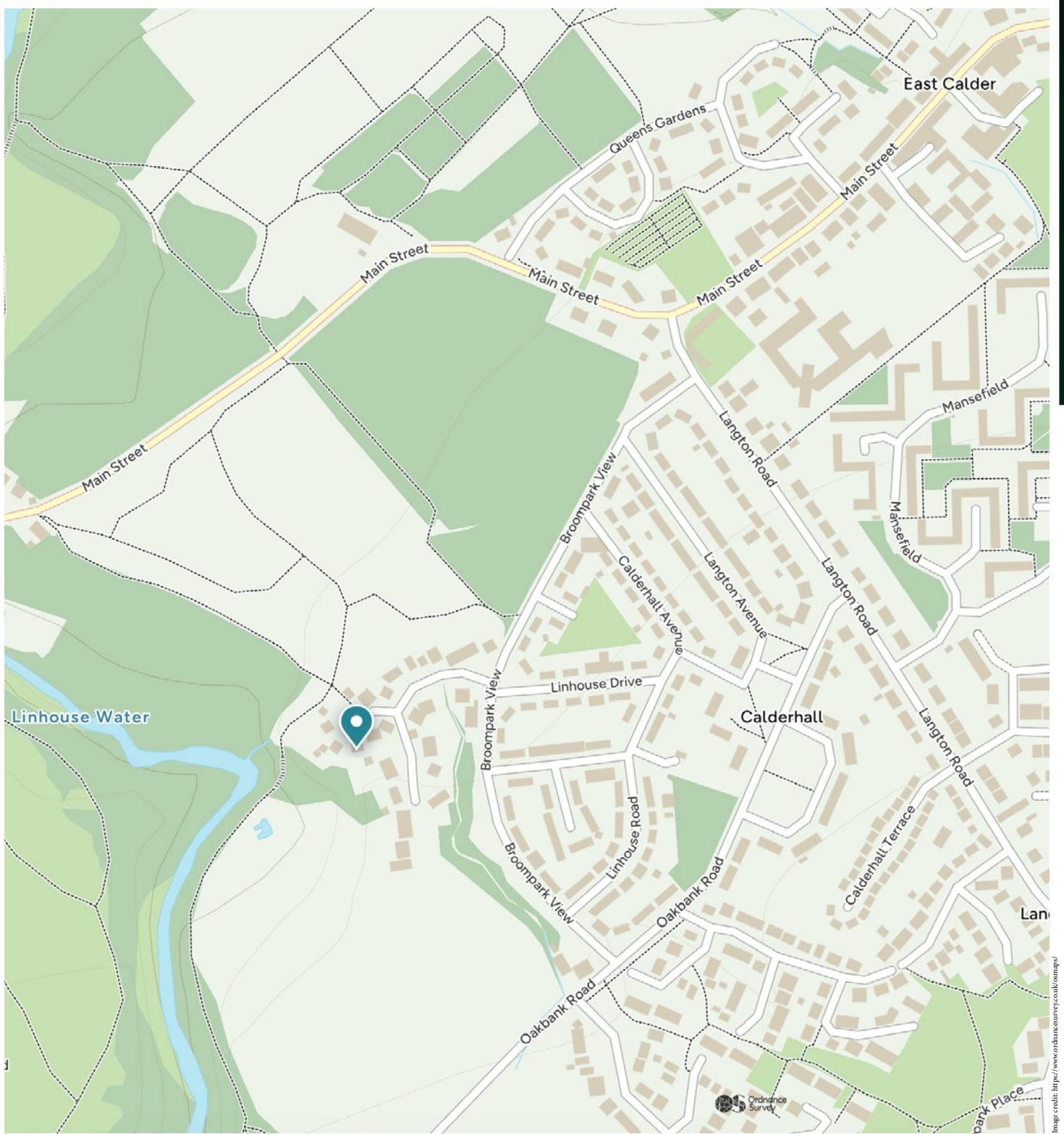


Conveniently located between Edinburgh and Livingston, East Calder combines village charm with excellent connectivity. Its attractive main street offers everyday amenities, including a post office, medical practice, pharmacy, and traditional pub. Livingston's retail parks and designer outlet are a short drive away.

Surrounded by countryside, the town provides easy access to Almondell and Calderwood Country Park for woodland walks and family recreation. West Lothian also boasts historic castles and modern cultural venues.

The area features a well-regarded primary school and secondary education at the sought-after West Calder High School.

East Calder is ideal for commuters, with regular buses to Livingston and Edinburgh, and Livingston South railway station providing services to Edinburgh and Glasgow. Proximity to the A71 ensures swift access to the M8/M9 motorways, the Forth Road Bridge, and Edinburgh Airport.



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THE SUNDAY TIMES
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